

Form 1

Individual Estate Property Record and Report

Asset Cases

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Case No.: 19-00577

Case Name: SOLFERINO HOMES, INC.

Trustee Name: (670040) John D. Munding

Date Filed (f) or Converted (c): 03/13/2019 (f)

§ 341(a) Meeting Date: 04/30/2019

For Period Ending: 03/31/2023

Claims Bar Date: 09/11/2019

1 Asset Description (Scheduled And Unscheduled (u) Property) Ref. #	2 Petition/ Unscheduled Values	3 Estimated Net Value (Value Determined By Trustee, Less Liens, Exemptions, and Other Costs)	4 Property Formally Abandoned OA=§554(a) abandon.	5 Sale/Funds Received by the Estate	6 Asset Fully Administered (FA)/ Gross Value of Remaining Assets
1 2 Desks, 4 Filing Cabinets and miscellaneous office supplies.	500.00	500.00		0.00	FA
2 2007 Chevrolet Siverado VIN Ending: 560757 Mileage: 155,000.	8,500.00	0.00		0.00	FA
3 2014 Big Tx Dump Trailer VIN Ending: 048593.	1,500.00	1,500.00		0.00	FA
4 2002 Utility Trailer VIN Ending: 011198.	500.00	500.00		0.00	FA
5* Vacant Lots Columbia River Road Pasco, WA 99301, Fee simple (See Footnote)	450,000.00	187,956.39		615,000.00	FA
6* 508 Fererra Lane Richland, WA 99352 (See Footnote)	200,000.00	104,927.15	OA	0.00	FA
7 556 Camy Street Richland, WA 99352	280,000.00	123,824.22		408,000.00	FA
8 1632 Genoa Lane Richland, WA 99352	175,000.00	76,938.23		226,000.00	FA
9 Preferential Transfer pre-petition - 1419 Meadow Hills, Richland Property address was not specifically listed in schedules but transfer was listed in SOFA. Preferential transfer of ownership pre-petition.	Unknown	45,000.00		41,160.04	FA
9 Assets Totals (Excluding unknown values)	\$1,116,000.00	\$541,145.99		\$1,290,160.04	\$0.00

RE PROP# 5 PSA abandoned by Order #40 9/23/19

RE PROP# 6 Abandoned per Order ECF No 29

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Major Activities Affecting Case Closing:

4/30/19 - Meeting held, continued to a date to be determined. Trustee needs to coordinate with OUST as to date, location and time.
5/15/19 - Application to Employ JDM as attorney for the Trustee, \$375/hr, Order uploaded
5/17/19 - Notice of Cont. 341 Meeting of Creditors, continued to June 11, 2019 at 10:00 am, Richland
5/20/19 - Order Approving Employment, ECF No 17
6/12/19 - POC deadline is Sept 11, 2019, for government agencies Sept 9, 2019
6/17/19 - Order Granting Mtn for Relief From Stay (Cyan Funding LLC, re: 508 Ferrara Parkway, Richland, WA 99352, Order ECF No 29)
8/20/19 - Motion for Relief From Stay (ECF No 33, Greg Bowers for Pomona Properties & Investments LLC)
10/15/19 - Funds received in the amount of \$15,000, refund of earnest money re Moon transaction
2/8/20 - Motion To Approve Settlement and Notice, re 1419 Meadows Hill Dr, Richland WA, mailed to MML, obj by 3/3/20
3/5/20 - Order uploaded re Motion ECF No 41, #34696
3/12/20 - Order Granting Trustee's Motion to Approve Settlement (ECF No 46)
4/27/20 - Application to Approve Employment of Accountant, ECF No. 47, order uploaded #35104
4/29/20 - Order Approving Employment of Accountant, ECF No. 50, emailed to accountant for his file
4/30/20 - Application to Employ Realtor, Dave Retter, RC Sothebys Realty, ECF No. 51, order uploaded #35143, Order signed and entered 5/8/20, ECF No. 53
6/11/20 - Motion to Sell Real Property Free and Clear, Motion to Shorten Time (10 days), Notice and Notice of Hearing (6/24/20 at 11 am, telephonic), mailed to MML
6/23/20 - Proposed order uploaded, #35553
6/26/20 - Order Granting Chapter 7 Trustee's Motion to Shorten Time and Sell Real Property (ECF No. 62, re 1632 Genoa Lane, emailed to realtor)
7/27/20 - Report of Sale (re 1632 Genoa Lane, ECF No. 63)
9/22/20 - Ch 7 Trustee's Motion to Sell Free and Clear (ECF No. 65 re Pasco Lots 1, 2, 3, obj by 10/16/20, hearing set for 10/28/20 at 11:00 am) NOTE: ESTATE IS ENTITLED TO ONLY 1/2 OF THE PROCEEDS
9/23/20 - Joint Motion to Modify Order ECF No 46, mailed to MML, obj by 10/19/20, ECF No 68)
10/20/20 - Orders uploaded
10/20/20 - Motion to Sell Free and Clear re 556 Camy St, ECF No 76, Notice ECF No 77, Notice of Hearing set for 11/17/20 at 11:00 am, obj by 11/13/20, mailed to MML on 10/20/20, Order uploaded #36513
10/23/20 - Order Auth Motion to Sell Free and Clear re Pasco signed and entered, ECF No. 79, emailed to realtor and cascade title
10/23/20 - Order Granting Joint Motion to Modify Order ECF No. 46 signed and entered ECF no. 80, emailed to Carl Oreskovich
11/5/20 - Report of Sale re Pasco Lots (ECF No. 82) - NOTE: ESTATE IS ONLY ENTITLED TO 1/2 OF THE PROCEEDS NOTED IN THE NET TO SELLER
11/19/20 - Order Granting Sale re Camy St, ECF No 86
12/1/20 - Report of Sale (re Camy St, ECF No 87)
1/18/21 - Email sent to debtors former accountant requesting information necessary to prepare final tax turn.
3/31/21 - Claims under review
4/18/21 - Request for court fees filed, \$0.00 fees due
4/18/21 - Continuing attempts to obtain information from former accountant. Will be filing a motion to compel.
7/11/21 - Final letter requesting financial information emailed to Mr. Conijn and Mr. Hames, information requested to be provided within 10 days
10/18/21 - Ex Parte Motion for 2004 Exam re financial information previously requested, order uploaded and emailed in WORD format
10/21/21 - Order Granting Motion, ECF No. 99
10/21/21 - Email to Mr. Hames with copy of Order ECF No 99
10/22/21 - Email received from Mr. Hames stating that he had retired at the beginning of the year and "should no longer be the attorney of record on any case I was involved in". Email forwarded to Mr. John O'Leary with copy of Order
10/22/21 - Substitution of Counsel And Notice of Change of Firm Name (John O'Leary of Gravis Law represents debtor)
11/2/21 - Responses to 2004 received from Mr. O'Leary. Trustee to review
12/20/21 - Trustee meeting with accountant to review possible tax implications from real properties listed in estate

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Trustee Name: (670040) John D. Munding

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§ 341(a) Meeting Date: 04/30/2019

For Period Ending: 03/31/2023

Claims Bar Date: 09/11/2019

2/25/22 - Trustee and accountant continue to research market value of real properties when obtained and sold.
6/27/22 - Accountant has completed preparing 2019 and 2020 tax returns. Trustee to review and prepare motion to pay admin expense.
7/27/22 - Motion and Ntc to Pay IRS, Dec of JDM ISO Mtn, mailed to MML, obj by 8/22/22
8/24/22 - Order uploaded re ECF No 103, #39431, emailed to Judge Holt per procedure.
8/26/22 - Order Granting Mtn to Auth re ECF No 103, Order ECF No 108
8/29/22 - Application for Award of Comp re Accountant, \$4000, ECF No 109, Ntc ECF No 110, mailed to MML on 8/29/22, obj by 9/22/22
8/30/22 - Distribution to United States Treasury per Order ECF No. 108
9/23/22 - Order re Award of Compensation for Acct uploaded, #39523, order also emailed to proposedorderholt@waeb.uscourts.gov as required
9/23/22 - Order uploaded again per Clerk's office
10/3/22 - Order awarding compensation for Kavadias entered ECF 115
10/19/22 - Notice CP 577 received from Department of the Treasury, dated 10/11/2022, they have issued a new EIN 90-6304381. Case already has TIN so notice is moot.
1/9/23 - Letter mailed to Dept of the Treasury re Notice CP 161 with attachments
1/12/23 - Objections to POCs 6-1, 10-2, 15-1, 16-1, 18-1, 24-2, 38-1, 39-1 and 43-1 filed and mailed to parties interests, obj by 2/14/23, hearing set for 2/16/23 at 10:30 am
1/31/23 - Email response with attachments received from Premier Landscaping. Trustee to review
2/9/23 - Declaration o Kasandra Gorman ISO POC of Fred's Appliance, ECF No 137, request payment of claim in the amount of \$18,335.75 as they have already received partial payment on this claim.
2/15/23 - Decl of Trustee RE Objections to POCs, ECF No 138, order to be submitted
2/16/23 - Orders uploaded and email to Judge Holt, #39969, #39970, #39971, #39972, #39973, #39974, #39975, #39976, #39977
2/17/23 - Order re Objections to POCs, ECF No 149
3/9/23 - Letter received from IRS stating they need more time to review letter mailed to them on January 9, 2023
3/27/23 - Interim Application for Award of Attorney for Trustee Comp for period 5/15/19 Through 2/28/23, ECF No 150, (\$34,462.50 fees, \$3862.59 expenses), Notice ECF No 151, Cert of Services ECF Nos 152 and 153, object by 4/20/23
4/17/23 - Notice from IRS stating they need more time (60 days) to review letter mailed to them on January 9, 2023.
4/21/23 - Order for Attorney for Trustee Compensation uploaded #40191 and emailed in WORD format per requirement

Initial Projected Date Of Final Report (TFR): 12/31/2020

Current Projected Date Of Final Report (TFR): 08/31/2023

Form 2

Cash Receipts And Disbursements Record

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Case No.: 19-00577 **Trustee Name:** John D. Munding (670040)
Case Name: SOLFERINO HOMES, INC. **Bank Name:** Mechanics Bank
Taxpayer ID #: **-***8894 **Account #:** *****6900 Checking
For Period Ending: 03/31/2023 **Blanket Bond (per case limit):** \$46,566,051.00
Separate Bond (if applicable): N/A

1	2	3	4		5	6	7
Trans. Date	Check or Ref. #	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposit \$	Disbursement \$	Account Balance
10/15/19	{5}	Cascade Title Company	Refund of earnest money re Moon transaction	1110-000	15,000.00		15,000.00
03/31/20		Mechanics Bank	Bank and Technology Services Fees	2600-000		11.98	14,988.02
04/30/20		Mechanics Bank	Bank and Technology Services Fees	2600-000		23.95	14,964.07
05/29/20		Mechanics Bank	Bank and Technology Services Fees	2600-000		23.11	14,940.96
06/30/20		Mechanics Bank	Bank and Technology Services Fees	2600-000		25.47	14,915.49
07/27/20		Cascade Title Company of Benton-Franklin Counties	Per Order ECF No 62		36,835.40		51,750.89
	{8}	Cascade Title Co.	Sale of 1632 Genoa Lane, Richland, WA \$226,000.00	1110-000			
		Benton County Treasurer	Proration of R/E Taxes \$777.15	2820-000			
		Westcliffe Heights	HOA Dues \$73.44	2420-000			
		Badger Mountain Irrigation District	Irrigation assessment proration \$158.75	2820-000			
		Cascade Title Company	Closing costs -\$1,574.43	2500-000			
		Sotheby's/ReMax	Realtor Commission -\$13,560.00	3510-000			
		Benton County Treasurer	Excise Tax -\$3,621.00	2820-000			
		Benton County Treasurer	Proration of R/E taxes -\$3,573.52	2820-000			
		Badger Mountain Irrigation District	Irrigation assessment proration -\$732.00	2820-000			
		Westcliffe Heights	HOA proration -\$160.00	2420-000			
		Community First Bank	Payoff of first mortgage -\$166,952.99	4110-000			
07/31/20		Mechanics Bank	Bank and Technology Services Fees	2600-000		26.59	51,724.30
08/31/20		Mechanics Bank	Bank and Technology Services Fees	2600-000		79.91	51,644.39
09/30/20		Mechanics Bank	Bank and Technology Services Fees	2600-000		88.05	51,556.34
10/30/20		Mechanics Bank	Bank and Technology Services Fees	2600-000		82.40	51,473.94
11/05/20		Cascade Title Company	Per Order ECF No 79		117,970.30		169,444.24
	{5}	Cascade Title	SALE OF 1/2 OF ESTATE INTEREST IN VACANT LOTS \$600,000.00	1110-000			

Page Subtotals: \$169,805.70 \$361.46

Form 2

Cash Receipts And Disbursements Record

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Case No.: 19-00577	Trustee Name: John D. Munding (670040)
Case Name: SOLFERINO HOMES, INC.	Bank Name: Mechanics Bank
Taxpayer ID #: **_***8894	Account #: *****6900 Checking
For Period Ending: 03/31/2023	Blanket Bond (per case limit): \$46,566,051.00
	Separate Bond (if applicable): N/A

1	2	3	4		5	6	7
Trans. Date	Check or Ref. #	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposit \$	Disbursement \$	Account Balance
		Franklin County Treasurer	Proration of R/E taxes \$1,719.59	2820-000			
		Cascade Title	Closing Costs -\$1,243.47	2500-000			
		Retter & Company Sotheby's	Realtor Commission -\$24,000.00	3510-000			
		Franklin County Treasurer	Excise Tax -\$9,785.00	2820-000			
		Community First Bank	Payoff of First Lien -\$306,209.11	4110-000			
		Franklin County Treasurer	Delinquent R/E taxes -\$24,541.42	2820-000			
		Moon, LLC	Payment of 1/2 of proceeds to undivided 1/2 interest holder -\$117,970.29	8500-002			
11/12/20	{9}	Etter McMahon Lamberson VanWert & Oreskovich PC	Per Order ECF No 80	1141-000	41,160.04		210,604.28
11/30/20		Mechanics Bank	Bank and Technology Services Fees	2600-000		241.92	210,362.36
12/01/20		Cascade Title Company	Per Order ECF No 86		92,215.14		302,577.50
	{7}	Cascade Title Co.	Sale of 556 Camy St \$408,000.00	1110-000			
		Benton County Treasurer	Proration of R/E taxes \$481.66	2820-000			
		Kennewick Irrigation District	Irrigation Assessment Proration \$52.76	2820-000			
		Cascade Title Co.	Closing Costs -\$1,974.89	2500-000			
		Sotheby's/John L. Scott	Realtor commission -\$24,480.00	3510-000			
		Benton County Treasurer	Excise Tax -\$6,533.00	2820-000			
		Chad Crithfield	Payoff of First Lien -\$62,422.74	4110-000			
		Community First Bank	Payoff of 2nd lien -\$194,858.32	4110-000			
		Kennewick Irrigation District	Irrigation assessment proration -\$1,903.73	2820-000			
		Benton County Treasurer	Delinquent R/E taxes -\$21,056.14	2820-000			
		Power Pro Construction LLC	construction -\$304.50	2420-000			

Page Subtotals: \$133,375.18 \$241.92

Form 2

Cash Receipts And Disbursements Record

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Case No.: 19-00577 Trustee Name: John D. Munding (670040)
Case Name: SOLFERINO HOMES, INC. Bank Name: Mechanics Bank
Taxpayer ID #: **-***8894 Account #: *****6900 Checking
For Period Ending: 03/31/2023 Blanket Bond (per case limit): \$46,566,051.00
Separate Bond (if applicable): N/A

1	2	3	4		5	6	7
Trans. Date	Check or Ref. #	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposit \$	Disbursement \$	Account Balance
		Brantingham Heights HOA	HOA fees	2420-000			
			-\$1,380.00				
		AM Cleaning	Cleaning service	2420-000			
			-\$227.30				
		City of Richland	Utilities	2420-000			
			-\$1,178.66				
12/17/20		Transfer Debit to People's United Bank acct XXXXX8064	Transition Debit to People's United Bank acct XXXXX8064	9999-000		302,577.50	0.00

COLUMN TOTALS	303,180.88	303,180.88	\$0.00
Less: Bank Transfers/CDs	0.00	302,577.50	
Subtotal	303,180.88	603.38	
Less: Payments to Debtors		0.00	
NET Receipts / Disbursements	\$303,180.88	\$603.38	

Form 2

Cash Receipts And Disbursements Record

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Case No.: 19-00577	Trustee Name: John D. Munding (670040)
Case Name: SOLFERINO HOMES, INC.	Bank Name: People's United Bank
Taxpayer ID #: **-***8894	Account #: *****8064 Checking Account
For Period Ending: 03/31/2023	Blanket Bond (per case limit): \$46,566,051.00
	Separate Bond (if applicable): N/A

1	2	3	4		5	6	7
Trans. Date	Check or Ref. #	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposit \$	Disbursement \$	Account Balance
12/17/20		Transfer Credit from Mechanics Bank acct XXXXXX6900	Transition Credit from Mechanics Bank acct XXXXXX6900	9999-000	302,577.50		302,577.50
12/31/20		People's United Bank	Bank and Technology Services Fees	2600-000		507.45	302,070.05
01/29/21		People's United Bank	Bank and Technology Services Fees	2600-000		467.95	301,602.10
02/26/21		People's United Bank	Bank and Technology Services Fees	2600-000		451.16	301,150.94
03/31/21		People's United Bank	Bank and Technology Services Fees	2600-000		530.93	300,620.01
04/30/21		People's United Bank	Bank and Technology Services Fees	2600-000		481.81	300,138.20
05/28/21		People's United Bank	Bank and Technology Services Fees	2600-000		448.97	299,689.23
06/30/21		People's United Bank	Bank and Technology Services Fees	2600-000		528.35	299,160.88
07/30/21		People's United Bank	Bank and Technology Services Fees	2600-000		479.47	298,681.41
08/31/21		People's United Bank	Bank and Technology Services Fees	2600-000		510.62	298,170.79
09/30/21		People's United Bank	Bank and Technology Services Fees	2600-000		477.88	297,692.91
10/21/21		Transfer Debit to TriState Capital Bank acct XXXXXX1214	Transition Debit to TriState Capital Bank acct XXXXXX1214	9999-000		297,692.91	0.00

COLUMN TOTALS		302,577.50	302,577.50	\$0.00
Less: Bank Transfers/CDs		302,577.50	297,692.91	
Subtotal		0.00	4,884.59	
Less: Payments to Debtors			0.00	
NET Receipts / Disbursements		\$0.00	\$4,884.59	

Form 2

Cash Receipts And Disbursements Record

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Case No.: 19-00577	Trustee Name: John D. Munding (670040)
Case Name: SOLFERINO HOMES, INC.	Bank Name: TriState Capital Bank
Taxpayer ID #: **-***8894	Account #: *****1214 Checking Account
For Period Ending: 03/31/2023	Blanket Bond (per case limit): \$46,566,051.00
	Separate Bond (if applicable): N/A

1	2	3	4		5	6	7
Trans. Date	Check or Ref. #	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposit \$	Disbursement \$	Account Balance
10/21/21		Transfer Credit from People's United Bank acct XXXXXX8064	Transition Credit from People's United Bank acct XXXXXX8064	9999-000	297,692.91		297,692.91
10/29/21		TriState Capital Bank	Bank and Technology Services Fees	2600-000		461.21	297,231.70
11/30/21		TriState Capital Bank	Bank and Technology Services Fees	2600-000		508.14	296,723.56
12/31/21		TriState Capital Bank	Bank and Technology Services Fees	2600-000		491.42	296,232.14
01/31/22		TriState Capital Bank	Bank and Technology Services Fees	2600-000		458.95	295,773.19
02/28/22		TriState Capital Bank	Bank and Technology Services Fees	2600-000		442.49	295,330.70
03/31/22		TriState Capital Bank	Bank and Technology Services Fees	2600-000		520.71	294,809.99
04/29/22		TriState Capital Bank	Bank and Technology Services Fees	2600-000		456.75	294,353.24
05/31/22		TriState Capital Bank	Bank and Technology Services Fees	2600-000		456.04	293,897.20
06/30/22		TriState Capital Bank	Bank and Technology Services Fees	2600-000		518.21	293,378.99
07/29/22		TriState Capital Bank	Bank and Technology Services Fees	2600-000		454.53	292,924.46
08/30/22	1000	United States Treasury	EIN 27-4438894, Form 1041 for the year ended 12/31/20	2810-000		18,833.00	274,091.46
08/30/22	1001	United States Treasury	EIN 27-4438894, Form 1041 for the year ended 12/31/19	2810-000		4,146.00	269,945.46
08/31/22		TriState Capital Bank	Bank and Technology Services Fees	2600-000		516.42	269,429.04
09/30/22		TriState Capital Bank	Bank and Technology Services Fees	2600-000		442.87	268,986.17
10/21/22	1002	Jeff Kavadias	Per Order ECF No. 115	3410-000		4,000.00	264,986.17
10/31/22		TriState Capital Bank	Bank and Technology Services Fees	2600-000		416.74	264,569.43
11/30/22		TriState Capital Bank	Bank and Technology Services Fees	2600-000		453.41	264,116.02
12/30/22		TriState Capital Bank	Bank and Technology Services Fees	2600-000		423.30	263,692.72
01/31/23		TriState Capital Bank	Bank and Technology Services Fees	2600-000		450.80	263,241.92
02/28/23		TriState Capital Bank	Bank and Technology Services Fees	2600-000		393.78	262,848.14
03/31/23		TriState Capital Bank	Bank and Technology Services Fees	2600-000		435.31	262,412.83

COLUMN TOTALS	297,692.91	35,280.08	\$262,412.83
Less: Bank Transfers/CDs	297,692.91	0.00	
Subtotal	0.00	35,280.08	
Less: Payments to Debtors		0.00	
NET Receipts / Disbursements	\$0.00	\$35,280.08	

Form 2

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Cash Receipts And Disbursements Record

Case No.: 19-00577

Case Name: SOLFERINO HOMES, INC.

Taxpayer ID #: **-***8894

For Period Ending: 03/31/2023

Trustee Name: John D. Munding (670040)

Bank Name: TriState Capital Bank

Account #: *****1214 Checking Account

Blanket Bond (per case limit): \$46,566,051.00

Separate Bond (if applicable): N/A

Net Receipts:	\$303,180.88
Plus Gross Adjustments:	\$986,979.16
Less Payments to Debtor:	\$0.00
Less Other Noncompensable Items:	\$117,970.29
Net Estate:	\$1,172,189.75

TOTAL - ALL ACCOUNTS

	NET DEPOSITS	NET DISBURSEMENTS	ACCOUNT BALANCES
*****6900 Checking	\$303,180.88	\$603.38	\$0.00
*****8064 Checking Account	\$0.00	\$4,884.59	\$0.00
*****1214 Checking Account	\$0.00	\$35,280.08	\$262,412.83
	\$303,180.88	\$40,768.05	\$262,412.83